

SNAPSHOT of HOME Program Performance--As of 12/31/10
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Washington**

PJ's Total HOME Allocation Received: **\$175,717,478**

PJ Since (FY): **1992**

| Category | PJ | National Average | National Rank* |
|---|----------|------------------|--------------------|
| <u>Program Progress:</u> | | | |
| % of Funds Committed | 100% | 95.54% | 1 |
| % of Funds Disbursed | 97.42% | 89.4% | 5 |
| Leveraging Ratio for Rental Activities | 5.61 | 4.38 | 13 |
| % of Completed Rental Disbursements to All Rental Commitments** | 96.01% | 93.87% | 30 |
| % of Completed CHDO Disbursements to All CHDO Reservations** | 62.57% | 80.91% | 49 |
| <u>Low-Income Benefit:</u> | | | |
| % of 0-50% AMI Renters to All Renters | 89.51% | 80.71% | 12 |
| % of 0-30% AMI Renters to All Renters** | 55.28% | 37.73% | 7 |
| <u>Lease-Up:</u> | | | |
| % of Occupied Rental Units to All Completed Rental Units** | 100% | 99.04% | 1 |
| <u>Overall Ranking:</u> | | | 19 / 51 PJs |
| <u>HOME Cost Per Unit and Number of Completed Units:</u> | | | |
| Rental Unit | \$53,166 | \$28,839 | 1,487 Units 9.9% |
| Homebuyer Unit | \$10,555 | \$13,353 | 241 Units 1.6% |
| Homeowner-Rehab Unit | \$15,850 | \$20,938 | 2,245 Units 15% |
| TBRA Unit | \$2,718 | \$3,097 | 10,990 Units 73.4% |

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washington WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

| Rental | Homebuyer | Homeowner |
|-----------|-----------|-----------|
| \$160,652 | \$131,723 | \$21,660 |
| \$119,029 | \$121,360 | \$26,858 |
| \$99,461 | \$78,568 | \$23,907 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.01

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|
| White: | 78.2 | 80.5 | 78.5 | 83.7 |
| Black/African American: | 6.7 | 2.5 | 1.1 | 3.8 |
| Asian: | 1.7 | 1.2 | 0.3 | 0.2 |
| American Indian/Alaska Native: | 1.3 | 0.8 | 4.9 | 1.4 |
| Native Hawaiian/Pacific Islander: | 0.3 | 0.0 | 0.1 | 0.4 |
| American Indian/Alaska Native and White: | 0.4 | 0.4 | 0.1 | 0.2 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.2 | 0.0 | 0.0 | 0.3 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.1 | 0.0 |
| Other Multi Racial: | 0.6 | 0.0 | 0.3 | 0.6 |
| Asian/Pacific Islander: | 0.7 | 0.0 | 0.2 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|--|--|---|
| Hispanic | 9.8 | 14.5 | 14.4 | 9.5 |
|----------|---|--|--|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|--|
| 1 Person: | 60.8 | 24.1 | 40.5 | 34.2 |
| 2 Persons: | 15.9 | 13.7 | 22.5 | 24.4 |
| 3 Persons: | 9.1 | 27.4 | 11.9 | 20.5 |
| 4 Persons: | 7.7 | 25.7 | 10.9 | 14.1 |
| 5 Persons: | 3.4 | 5.4 | 7.5 | 3.8 |
| 6 Persons: | 2.0 | 2.5 | 3.0 | 1.6 |
| 7 Persons: | 0.7 | 0.8 | 2.0 | 0.8 |
| 8 or more Persons: | 0.5 | 0.4 | 1.6 | 0.7 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|--|
| Single/Non-Elderly: | 41.5 | 18.7 | 23.2 | 32.5 |
| Elderly: | 25.2 | 1.2 | 30.3 | 5.5 |
| Related/Single Parent: | 17.2 | 27.4 | 17.5 | 44.7 |
| Related/Two Parent: | 11.7 | 38.2 | 20.5 | 13.5 |
| Other: | 4.3 | 14.1 | 6.5 | 3.8 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 31.7 | 0.0 [#] |
| HOME TBRA: | 9.4 | |
| Other: | 11.2 | |
| No Assistance: | 47.7 | |

of Section 504 Compliant Units / Completed Units Since 2001 148

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

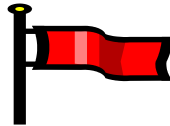
Page 2



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington State: WA

Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 19

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 93.42% | 96.01 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 75.20% | 62.57 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 89.51 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 99.37% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.210 | 0.43 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3

— HOME PROGRAM —
OVERALL RANKING - 3Q03 to 3Q10

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington

